

TO BE COMPLETED BY APPLICANT

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A BACKGROUND

1. Name of proposed project, if applicable:

City of Auburn Zoning Code Amendments - Chapters 18.04 and 18.26 ACC

2. Name of applicant:

City of Auburn

3. Address and phone number of applicant and contact person:

Planning, Building, and Community Department
City of Auburn
25 West Main Street
Auburn, WA 98001
(253) 931-3090
Attn: Chris Andersen, Senior Planner

4. Date checklist prepared:

July 27, 2009

5. Agency requesting checklist:

City of Auburn

6. Proposed timing or schedule (including phasing, if applicable):

This nonproject action is part of Phase 2 of the City's development code update. Phase 1 was completed in June 2009, and Phase 2 is scheduled to be completed in December 2009. The amendments proposed in Item 11 of this checklist are scheduled for Planning Commission review, one or more public hearings, and City Council consideration and adoption in August 2009.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Nonproject action. This nonproject SEPA Environmental Checklist addresses proposed amendments to the Chapters 18.04 and 18.26 of Auburn City Code (ACC) as a part of Phase 2 of the City of Auburn development code update. Additional Phase 2 actions will address the update of the remaining nonresidential-related chapters of the zoning code, and will complete organizational and format changes to the code begun in Phase 1.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

City of Auburn. Final Determination of Non-Significance SEP09-0012 - Amendments to Title 17-Subdivisions and Title 18-Zoning, of the Auburn City Code, and amendments to the Auburn Comprehensive Zoning Map. May 2009.

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City of Auburn. Final Determination of Non-Significance - 2008 Comprehensive Plan amendments. August 2008.

City of Auburn. Final Determination of Non-Significance - 2007 Comprehensive Plan amendments. August 2007.

City of Auburn. Final Determination of Non-Significance - 2006 Comprehensive Plan amendments. August 2006.

City of Auburn. Final Determination of Non-Significance - 2005 Comprehensive Plan amendments. September 2005.

City of Auburn. Final Determination of Non-Significance - 2004 Comprehensive Plan amendments. September 2004.

City of Auburn. Final Determination of Non-Significance - 2003 Comprehensive Plan amendments. October 2003.

City of Auburn. Final Determination of Non-Significance - 2002 Comprehensive Plan amendments. October 2002.

City of Auburn. Final Determination of Non-Significance - 2001 Comprehensive Plan amendments. October 2001.

City of Auburn - Auburn Downtown Plan/Final EIS. April 2001.

City of Auburn - Final Determination of Non-Significance - 2000 Comprehensive Plan amendments. October 2000.

City of Auburn - Final Determination of Non-Significance - 1999 Comprehensive Plan amendments. September 1999.

City of Auburn - Final Determination of Non-Significance - 1998 Comprehensive Plan amendments. November 1998.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1997 Comprehensive Plan amendments. November 1997.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1996 Comprehensive Plan Amendments. November 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Central Puget Sound Growth Management Hearings Board Decision. October 1996.

City of Auburn - Addendum to the Final Determination of Non-Significance - 1995 Comprehensive Plan Amendments. November 1995.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments to Comply with the Washington State Growth Management Act. October 1994.

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City of Auburn - Final Environmental Impact Statement - City of Auburn Comprehensive Plan: Staff Draft and Recommendations. May 1986.

City of Auburn.-Final Determination of Non-Significance - Downtown Design Study. April 1990.

City of Auburn - Final Determination of Non-Significance - Comprehensive Plan Amendments on City Expansion and Urban Growth. July 1991.

City of Auburn - Final Environmental Impact Statement: Auburn North CBD Analysis. November 1991.

City of Auburn -Final Determination of Non-Significance - Comprehensive Plan Amendments on Sensitive and Critical Lands. January 1992.

King County Parks, Planning and Resources Department - Final Environmental Impact Statement: Soos Creek Community Plan Update. December 1991.

King County Parks, Planning and Resources Department - Final Supplemental Environmental Impact Statement: Countywide Planning Policies Proposed Amendments. May 1994.

King County Parks, Planning and Resources Department - Supplemental Environmental Impact Statement: King County Comprehensive Plan. July 1994.

Pierce County, Department of Planning and Land Services - Proposed Lakeland Hills South Mining and Reclamation Plan and Planned Community Development: Final Environmental Impact Statement. July 21, 1992.

Pierce County, Department of Planning and Land Services - Comprehensive Plan for Pierce County, Washington: Final EIS. September 20, 1993.

Pierce County, Department of Planning and Land Services - Final Supplemental EIS for the Comprehensive Plan for Pierce County, Washington. June 1994.

Puget Sound Council of Governments - Final Environmental Impact Statement - Vision 2020: Growth Strategy and Transportation Plan for the Central Puget Sound Region. September 1990.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Non-project action. The proposed amendments would be applicable City-wide to all properties with C-1 Light Commercial District zoning. Properties in the C-1 District are currently subject to a moratorium on the acceptance/processing of Conditional Use Permits for multi-family residential development in the C-1 Light Commercial District. Some properties in the C-1 District may have pending applications for government approvals of other proposals.

10. List any government approvals or permits that will be needed for your proposal, if known.

The City of Auburn Planning Commission will hold a public hearing on the proposed zoning code update amendments addressed in this environmental checklist and will forward a

recommendation to the Auburn City Council. The City Council may or may not hold a public hearing prior to taking action adopting, adopting in part, or not adopting the amendments.

Although not an approval or permit, the proposed amendments area also subject to the State Agency review process pursuant to RCW 36.70A.106.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The proposal is a part of Phase 2 of the City of Auburn Development Code Update. Specifically, the proposal does the following:

The proposal adds a new section 18.04.625 to the Auburn City Code to provide a definition for "Mixed-use Development".

The proposal revises section 18.26.020 of the Auburn City Code to:

- i) Add Mixed-use Development as a permitted use in the C-1 Light Commercial District.
- ii) Add multiple family dwellings as part of a mixed use development as a permitted use in the C-1 Light Commercial District, provided that compliance with all of the following is demonstrated:
 1. Multiple family dwellings shall only occur concurrent with or subsequent to the development and construction of non-residential components of the mixed use development;
 2. Applications for mixed use development inclusive of multi-family residential dwellings shall include transportation and traffic analyses appropriate to the type and scale of the proposed development based on the concurrent determination of the Planning Director and City Engineer. The Planning Director and City Engineer may require the analysis to address, including but not limited to, AM or PM traffic impacts or circulation planning for motorized and non-motorized modes of travel and connectivity or Transportation Demand Management (TDM) strategies;
 3. Applications for the mixed use development inclusive of multi-family residential dwellings shall include written and plan information demonstrating compliance to applicable design standards for mixed use development contained in the City of Auburn Multi-Family and Mixed Use Design Standards; and
 4. Applications for the mixed use development inclusive of multi-family residential dwellings shall comply, as applicable, with the neighborhood review meeting requirements of ACC 18.02.130 (Neighborhood Review Meeting).

The proposal revises and renumbers section 18.26.030 of the Auburn City Code to delete "Apartments" as a use that may be permitted when a conditional use permit has been issued.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide**

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the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This is a nonproject action located in the City of Auburn municipal boundaries and potential annexation areas (PAAs).

B ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The City of Auburn is characterized by a relatively flat valley floor bordered by steep hillsides and upland plateaus overlooking the valley. See Section D, Nonproject Action.

- b. What is the steepest slope on the site (approximate percent slope)?**

The slopes vary in the city and PAA areas, but in some locations slopes associated with the valley walls reach 100%. See Section D, Nonproject Action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

See Section D, Nonproject Action. The valley floor is made up primarily of soils of the Oridia, Renton, Snohomish, and Briscott series. These soils are poorly drained and formed in the alluvium (river sediments) associated with the White and Green rivers. These are considered good agricultural soils, though in many areas, are not well-drained. There is no designated farmland within the City of Auburn.

The hillsides and plateaus are made up of primarily Alderwood associated soils and a small amount of Everett associated soils (U.S. Department of Agriculture, 1973). Alderwood soils are moderately well drained gravelly sandy loams 20-40 inches deep. Beneath these soils is glacial til with low permeability. Roots penetrate easily to the hardpan layer. Runoff potential is slow to medium. Erosion and slippage hazard is moderate, ranging to severe on steeper slope phases. The Everett series consists of somewhat excessively drained soils that are underlain by very gravelly sand. These soils formed in very gravelly glacial outwash deposits under conifers. They are found on terraces and terrace fronts and are gently undulating to moderately steep.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

See Section D, Nonproject Action. Many factors affect slope stability including soil type, parent material, slope and drainage. These factors can be further affected by human intervention such as slope alteration, and vegetation removal. The city has identified categories of geologic hazard areas and inventoried these areas. Maps of the erosion and landslide hazard areas are provided as Maps 9.6 and 9.7, respectively in the City's Comprehensive Plan.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

See Section D, Nonproject Action. Not applicable. The proposed amendments to Title 18 are non-project actions, no site alteration, construction, or earthwork is proposed.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

See Section D, Nonproject Action. Not applicable. The action does not involve site specific development proposals.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

See Section D, Nonproject Action. This is a non-project action, no site specific erosion control is proposed. However, the existing comprehensive plan includes numerous policies to reduce or control erosion through the use of best management practices, landscaping requirements, limitations on alteration of steep slopes and other critical areas protections. Impacts to earth will be identified and, if necessary, mitigated during the development review process as specific development proposals are made that might be associated with these plan amendments.

The city also has adopted a City [engineering] Design Standards Manual and a City [engineering] Construction Standards Manual that address erosion impacts (ACC Chapter 12.04 as referenced by ACC 15.74).

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

3. Water

- a. Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Citywide nonproject action - See Section D, Nonproject Action. The major bodies of water within Auburn are the Green River, the White River, Mill Creek, Bowman Creek, and White

Lake. The city has conducted an inventory of wetlands within the city limits. These are shown on Map 9.3 of the City's Comprehensive Plan. Shorelines of the State are reflected in Auburn's recently adopted revised Shorelines Master Program in April 2009.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

See Section D, Nonproject Action. Several areas within Auburn lie within the 100-year floodplain of the Green or White River and Mill Creek. The 100-year floodplain areas as well as frequently flooded areas (as defined by the City of Auburn Public Works Department) are shown on Map 9.4 of the City's Comprehensive Plan.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is non-project action.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is non-project action.

4. Plants

- a. Check or circle types of vegetation found on the site:**

<u> X </u>	deciduous tree: alder, maple, aspen, other
<u> X </u>	evergreen tree: fir, cedar, pine, other
<u> X </u>	Shrubs
<u> X </u>	Grass
<u> X </u>	Pasture
<u> X </u>	crop or grain
<u> X </u>	wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
<u> X </u>	water plants: water lily, eelgrass, milfoil, other
<u> X </u>	other types of vegetation

See Section D, Nonproject Action.

- b. What kind and amount of vegetation will be removed or altered?**

See Section D, Nonproject Action. However, in general urban development can result in the removal or alteration of vegetation. City standards address critical areas protection, e.g. wetlands, and landscaping.

- c. List threatened or endangered species known to be on or near the site.**

See Section D, Nonproject Action. None known at this time.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

The City Comprehensive Plan includes policies on retaining vegetation, ACC Chapter 15.74 governs tree and vegetation retention, and the City's landscaping regulations (ACC 18.50) govern landscaping within the City. See Section D, Nonproject Action. This is a non-project action.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

_____ hawk, heron, eagle, songbirds, other: geese, ducks,
_____ crows, etc.
_____ mammals: deer, bear, elk, beaver, other: urban
_____ animals such as dogs, cats, squirrels, rodents,
_____ opossums, raccoons, etc. are also present in the city
_____ fish: bass, salmon, trout, herring, shellfish, other:

See Section D, Nonproject Action.

- b. List any threatened or endangered species known to be on or near the site.**

See Section D, Nonproject Action. There are nesting/breeding sites of bald eagles, great blue herons and green back heron within Auburn as shown on Map 9.2 of the City's Comprehensive Plan. The Environmental Impact Statement for the Auburn Thoroughbred Racetrack indicates that peregrine falcons, bald eagles, and the Aleutian Canadian Goose have been seen in the Auburn area.

Chinook salmon are currently listed as a threatened species by the National Marine Fisheries Service (NMFS). Bull trout are also listed. Chinook salmon are known to use the Green and White Rivers.

- c. Is the site part of a migration route? If so, explain.**

See Section D, Nonproject Action. Auburn is a portion of the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:**

The City's Comprehensive Plan includes policies that encourage preservation of wildlife habitat and environmental features supportive of wildlife habitat. In addition, the City's critical areas regulations (Chapter 16.10 of the ACC) offers protection for critical wildlife habitat, among other things. See Section D, Nonproject Action. This is a non-project action.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

7. Environmental health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 1) **Describe special emergency services that might be required.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- 2) **Proposed measures to reduce or control environmental health hazards, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

8. Noise

- a. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- b. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

- c. **Proposed measures to reduce or control noise impacts, if any:**

See Section D, Nonproject Action. Not applicable. This is a non-project action.

9. Land and shoreline use

- a. **What is the current use of the site and adjacent properties?**

See Section D, Nonproject Action. The City contains a variety of land uses including residential, industrial, commercial, open space, and public land uses.

- b. **Has the site been used for agriculture? If so, describe.**

See Section D, Nonproject Action. Much of Green River Valley and the City of Auburn were used for agriculture at some time in the past. Over the last several decades, rapid growth in the area resulted in much of the agricultural land converting to urban uses. No land within the city is designated as agricultural in city plans or zoning code, though some parcels continue to be farmed.

c. Describe any structures on the site.

See Section D, Nonproject Action. Structures within the City and Potential Annexation Areas (PAA) range from small single family detached homes to large industrial and warehousing facilities.

d. Will any structures be demolished? If so, what?

See Section D, Nonproject Action. Not applicable. This is a non-project action.

e. What is the current zoning classification of the site?

See Section D, Nonproject Action. The proposed amendments would be applicable to the C-1 Light Commercial District.

f. What is the current comprehensive plan designation of the site?

See Section D, Nonproject Action. A Comprehensive Plan map of the City is contained in the City's Comprehensive Plan and includes 13 different plan designations. The C-1 Light Commercial District zoning implements the Comprehensive Plan's Light Commercial land use designation.

g. If applicable, what is the current shoreline master program designation of the site?

See Section D, Nonproject Action. Portions of the City along the Green and White Rivers fall under the Shoreline Master Program. A map of the shoreline designations for those areas is Map 9.1 of the City's Comprehensive Plan. Shorelines of the State are reflected in Auburn's recently adopted revised Shorelines Master Program in April 2009.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

See Section D, Nonproject Action. Not applicable. This is a non-project action. However, areas of the city do contain sensitive areas and the regulation and protection of sensitive areas are addressed through the city's critical areas ordinance.

i. Approximately how many people would reside or work in the completed project?

See Section D, Nonproject Action. Not applicable. This is a non-project action and no specific development is proposed.

j. Approximately how many people would the completed project displace?

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action and no specific development is proposed.

k. Proposed measures to avoid or reduce displacement impacts, if any:

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action and no specific development is proposed.

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

See Section D, Nonproject Action. This proposal is to amend the City of Auburn Zoning Code as described in response to the environmental checklist application question A.11 above. The proposed amendments are consistent with Comprehensive Plan policies as described above and in Section D.

Also, the proposed amendments are circulated to State agencies for a State Agency review process in accordance with RCW 36.70A.106.

10. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

See Section D, Nonproject Action. This proposal would not eliminate any housing units.

c. Proposed measures to reduce or control housing impacts, if any:

See Section D, Nonproject Action. None specifically, as this is a non-project action.

11. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

See Section D, Nonproject Action. This proposal is a non-project action. Zoning requirements regarding maximum allowable building heights within the C-1 Light Commercial District would not change as a result of this proposal.

b. What views in the immediate vicinity would be altered or obstructed?

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any:

See Section D, Nonproject Action. Future mixed-use development projects would need to comply with the City of Auburn Multi-Family & Mixed-Use Development Design standards, which would help reduce or control the aesthetic impact of such developments in the C-1 Light Commercial District. All non-exempt projects will be required to conduct project-level SEPA analysis.

12. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:**

See Section D, Nonproject Action. Future mixed-use development projects would need to comply with the City of Auburn Multi-Family & Mixed-Use Development Design standards, which would help reduce or control light and glare impacts of such developments in the C-1 Light Commercial District. All non-exempt projects will be required to conduct project-level SEPA analysis.

13. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

See Section D, Nonproject Action. The City of Auburn provides a full range of parks and recreational facilities. Map 11.1 of the City's Comprehensive Plan shows the location of these facilities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

See Section D, Nonproject Action. The proposal would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

See Section D, Nonproject Action. Not applicable. Future mixed-use development projects would need to comply with the City of Auburn Multi-Family & Mixed-Use Development Design standards, which would require the incorporation of publicly accessible on-site open space in such developments located in the C-1 Light Commercial District. Such open space could include public plazas, village greens, pedestrian-oriented spaces, parkways, trail corridors, and/or garden areas. All non-exempt projects will be required to conduct project-level SEPA analysis.

14. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

See Section D, Nonproject Action. The following sites in the City of Auburn are listed on the National Register of Historic Places and the Washington State Heritage Register: Auburn Public Library, 306 Auburn Avenue NE; Auburn Post Office, 20 Auburn Avenue NE; Oscar Blomeen House, 324 B Street NE; Mary Olson Farm, 28728 Green River Road NE. Additionally, the Auburn Masonic Temple located at 310 East Main Street is designated as a City of Auburn Landmark.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

See Section D, Nonproject Action. Several Indian campsites have been identified along the Green and White rivers in the Auburn Thoroughbred Racetrack EIS and in preliminary work for the Army Corps of Engineers' Special Area Management Plan.

- c. Proposed measures to reduce or control impacts, if any:**

See Section D, Nonproject Action. Auburn City Code Chapter 18.49-Flexible Development Alternatives and Chapter 18.25-Infill Residential Development Standards provide incentives for additional measures of protection and/or restoration beyond those otherwise required under Federal/State law and Auburn City Code for sites of historic or cultural significance.

This proposal is a non-project action. All non-exempt projects will be required to conduct project-level SEPA analysis.

15. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

See Section D, Nonproject Action. Figure 2-1 of the Comprehensive Transportation Plan (transportation element) shows the City's current and future classified street system.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

See Section D, Nonproject Action. Figure 4-1 of the Comprehensive Transportation Plan (transportation element) shows the location of public transit routes within the City. Also, a Sound Transit Sounder regional commuter rail station exists along the Burlington Northern Santa Fe railroad right-of-way just south of West Main Street and east of C Street SW.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

See Section D, Nonproject Action. Not applicable. This proposal is a non-project action.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

See Section D, Nonproject Action. There is no water transportation in the Auburn area other than for recreational uses. The area is particularly well served by rail. At this time, local freight service is available. Burlington Northern Santa Fe and Union Pacific both operate freight lines within Auburn. Auburn is also a commuter rail station site for the Sounder commuter rail line between Tacoma and Seattle. Amtrak trains pass through, but do not stop in Auburn. The Auburn Municipal Airport is located north of 15th Street NE.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

See Section D, Nonproject Action. The proposed amendments are not expected change the total number of housing units that could be built in the City. Currently multiple-family dwellings are allowed in the C-1 Light Commercial District, subject to an approved conditional use permit. The proposed amendments would allow multiple-family dwellings outright in the C-1 zone as part of a mixed-use development, subject to meeting a set of pre-established conditions as stated in the amended Chapter 18.26 of the code. The proposed amendments would not eliminate residential uses in areas where they are currently allowed, nor would they introduce additional residential uses in areas where they are not currently allowed.

See Section D, Nonproject Action for additional discussion.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

See Section D, Nonproject Action.

16. Public services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

The proposal is not expected to affect the total number of housing units, the number or types of commercial developments that could be built, or to result in an increased need for public services in the C-1 Light Commercial District as compared with the current zoning regulations.

See Section D, Nonproject Action.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

See Section D, Nonproject Action. The comprehensive plan contains policies that seek to maintain a sufficient level of service for public services as development occurs. Also,

Auburn reviews the impacts of significant development on these public services during project-level review and SEPA. Mitigation measures are required to reduce significant adverse impacts.

17. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All of the above utilities are available within the City of Auburn.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. However, the Comprehensive Plan includes a utilities element (as required by the Growth Management Act), which describes the utilities that serve the Auburn area and includes policies for their provision.

Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan and Comprehensive Sewer Plan were adopted by the city in 2001. The Comprehensive Drainage Plan was adopted in 2002. A new six year Capital Facilities Plan was adopted in 2008 (2009-2014).

These plans ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

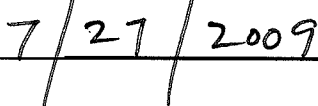
C SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Date Submitted: _____



D SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would not be likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise. This nonproject action does not affect the existing City performance standards currently contained in ACC 18.31 that regulate noise, emissions to air; production, storage, or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

The City of Auburn Comprehensive Plan contains provisions to reduce increases or emissions caused by new development. Emphasis in the Comprehensive Plan on reducing the reliance on the automobile for transportation should reduce the amount of emissions to the air. Policies in the Environment Chapter also provide guidance in the review of development proposals to encourage native vegetation. This supports wildlife habitat areas, particularly near streams, as the policies assist the City in addressing adverse impacts to water quality and wildlife habitat from runoff since native plantings may require less pesticide use.

Non-exempt development will be subject to SEPA requirements to evaluate and mitigate impacts related to discharges, emissions, and the release of toxic substances. Evaluation of the site specific proposals will be based on the policies of the Comprehensive Plan and appropriate mitigation will take place on a case by case basis.

City development standards including but not limited to the critical areas ordinance (ACC 16.10), shoreline master program regulations (ACC 16.08), the City's Engineering Design Standard and Construction Standard Manuals (ACC 12.04) also provide additional protection for these types of impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Generally, the proposal will not directly affect plants, animals, fish, or marine life.

The proposed amendments would not affect the City's critical areas regulations and they are not expected change the developable area of the City. Currently multiple-family dwellings are allowed in the C-1 Light Commercial District, subject to an approved conditional use permit. The proposed amendments would allow multiple-family dwellings outright in the C-1 zone as

part of a mixed-use development, subject to meeting a set of pre-established conditions as stated in the amended Chapter 18.26 of the code. The proposed amendments would not eliminate any existing uses in areas where they are currently allowed, nor would they introduce any new uses in areas where they are not currently allowed.

In addition, the Flexible Development Alternatives regulations in Chapter 18.49 ACC include incentives for enhanced critical area buffers and/or buffer restoration as a component of allowing qualifying mixed-use developments to occur.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Generally, the adopted Auburn Comprehensive Plan and critical areas ordinance seek to protect and conserve plants, animals, fish, and marine life. SEPA environmental review of all non-exempt development is conducted to measure and mitigate impacts. Evaluation based on the policies of the Auburn Comprehensive Plan and appropriate mitigation will take place on a case-by-case basis.

Policies within the Environment Chapter also provide guidance in the review of development proposals to encourage native vegetation be used and/or retained. This should support wildlife habitat areas, particularly near streams as the policies assist the city in addressing adverse runoff impacts to water quality and wildlife habitat since native plantings may require less pesticide use.

City development standards including but not limited to the critical areas ordinance and the shoreline master program regulations also provide additional protection for these types of impacts.

3. How would the proposal be likely to deplete energy or natural resources?

Future development will use natural gas and electricity and could result in increased automobile uses. However, there does not appear to be any significant adverse increases in the use of energy or natural resources resulting from the amendments being proposed to the existing comprehensive plan over what might occur under existing plan designations.

Proposed measures to protect or conserve energy and natural resources are:

None specifically, as this is a non-project action. However, in addition to the provisions of the Auburn Energy Management Plan (adopted in 1986), which encourages energy conservation in public buildings, street lighting, and recycling, the comprehensive plan places an emphasis on providing for alternative methods of travel to the automobile such as transit, walking, and biking. Additionally, the Flexible Development Alternatives proposed in Chapter 18.49 ACC provide incentives for the development of sustainable and energy efficient residential and mixed use buildings through the provision of flexible development standards and expedited permit processing.

An environmental review under SEPA of all non-exempt development will be conducted to measure the project impacts.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

This proposal will amend the City's zoning regulations. Taken as a whole, the increase in impacts from the previously adopted zoning regulations on environmentally sensitive areas or areas designated for government protection are expected to be minor. Impacts associated with development intensities in some areas are offset by inclusion of regulatory incentives for enhanced critical area buffers, critical area/buffer restoration, and similar measures in the Flexible Development Regulations in Chapter 18.49 ACC. Most areas zoned C-1 are located away from areas characterized by environmental critical areas.

There are no proposed changes to the City's critical area regulations which govern environmentally sensitive areas (ACC 16.10). The proposal is unlikely to affect environmentally sensitive areas or areas designated for governmental protection.

The Flexible Development Alternatives and the Residential Infill regulations in Chapters 18.49 ACC and 18.25 ACC, respectively, include incentives for enhancement of and/or restoration of environmentally sensitive areas in proximity to future development proposals that qualify to use them. These same provisions include incentives for the protection of sites of historic or cultural significance.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The comprehensive plan and, in particular, the critical areas ordinance (ACC 16.10), seek to protect environmentally sensitive areas (wetlands, streams, geologically hazard areas, floodplain, wildlife habitat, and aquifer recharge areas) and to reduce the impacts of development on them. The Auburn Comprehensive Plan provides for the implementation of innovative land management techniques to protect these resources. Among the innovative land management techniques, the Flexible Development Alternatives Chapter (ACC 18.49) includes incentives for enhancement or restoration of critical area buffers, and/or encourage development to locate farther from critical areas than currently required by code.

SEPA environmental review for all non-exempt development will be conducted to evaluate impacts.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

Land Capacity

The proposed amendments would change the allowance of multi-family residential uses in the C-1 Light Commercial zone from a stand-alone use subject to a conditional use permit, to a use that is permitted outright when it is part of a mixed-use development that meets certain conditions as provided for in the amendments. The amendments would serve to change the requirements for new multi-family residential uses in the C-1 District. The amendments would not provide for any new uses in the C-1 District that are not currently allowed, nor would they prohibit any existing uses that are currently allowed.

The proposed amendments are not expected to have an appreciable affect on the number of residential units that could be built in the City.

Land Use Compatibility and Consistency with Plans and Policies

Chapter 14 of the Comprehensive Plan provides that the C-1 zone should implement the Light Commercial land use designation, and further that for the Light Commercial land use designation “multiple family dwellings should be encouraged on a conditional basis where they do not interfere with the shopping character of the area, such as within the upper stories of buildings.” The proposed amendment to Chapter 18.26 ACC would make multifamily residential uses permitted outright in the C-1 zone when part of a mixed use development that meets certain other conditions listed in the proposed amendment as follows:

The proposal to amend the City’s zoning code is expected to encourage land and shoreline uses consistent with the City’s existing plans, including the City’s Comprehensive Plan and Shoreline Master Program. No amendments are being made which are inconsistent with the City’s adopted plans and policies.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The comprehensive plan, critical areas ordinance, and other development regulations, such as the zoning ordinance and shoreline master program, seek to protect these land and shoreline resources and to reduce the effects of development on them. An environmental review under SEPA of all future development that is non-exempt will also be conducted to evaluate a proposal’s land use and environmental impacts.

The draft proposal provides for multi-family uses when they are part of a mixed-use development; this is consistent with City policies that encourage flexibility in development of commercial and mixed-use areas.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not expected to affect the total number of housing units or the number or types of commercial developments that could be built in the C-1 District, and therefore the proposal is not expected to increase demands on transportation or public services and utilities as compared with the current zoning regulations.

The proposed amendments would change the allowance of multi-family residential uses in the C-1 Light Commercial zone from a stand-alone use subject to a conditional use permit, to a use that is permitted outright when it is part of a mixed-use development that meets certain conditions as provided for in the amendments. The amendments would not provide for any new uses in the C-1 District that are not currently allowed, nor would they prohibit any existing uses that are currently allowed.

Proposed measures to reduce or respond to such demand(s) are:

The City has adopted a six-year Transportation Improvement Program (2009-2014) that identifies projects to meet safety needs, capacity needs, access needs, projected funding. The Comprehensive Transportation Plan is an element of the City's overall Comprehensive Plan. It is the City's long-range plan for developing its transportation system over the next 15 years.

This plan helps ensure that transportation impacts are adequately monitored and evaluated on a project level and city-wide basis.

The City has an adopted 2008-2014 Capital Facilities Plan. Also, the city actively engages in planning for public facilities. The Comprehensive Water Plan and new Comprehensive Sewer Plan were adopted by the city in 2001. The Comprehensive Drainage Plan was adopted in 2002. A Comprehensive Transportation Plan was adopted in 2005 with updates during the 2006 Comprehensive Plan amendment cycle. These plans help ensure that utility impacts are adequately monitored and evaluated on a project level and city-wide basis.

To ensure potential traffic impacts for each new multi-family residential development are adequately addressed, the proposed amendments include requirements for the submittal of applications for multi-family residential mixed use development to include transportation and traffic analyses appropriate to the type and scale of the proposed development based on the concurrent determination of the Planning Director and City Engineer. The Planning Director and City Engineer may require the analyses to address, including but not limited to, AM or PM traffic impacts or circulation planning for motorized and non-motorized modes of travel and connectivity or Transportation Demand Management (TDM) strategies.

An environmental review under SEPA for all non-exempt development will be conducted to evaluate environmental impacts. Environmental impacts that must be addressed during the SEPA review process include traffic, public services, and utilities.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not conflict with local, state, or federal laws or requirements for protection of the environment.